



Delegated Report

Approval of Conditions Application

Planning Application No: 20221332

Location: Barn East Of Abbotsview Northfleet Green Gravesend Kent

Description: Application for approval of condition 2 attached to planning permission reference number 20211026 relating to Contaminated Land Assessment

Applicant: Mr B Arnold

Submitted Documents/Plans

Application Form
Phase 1 Contamination Risk Assessment dated December 2022

Relevant Planning History

Reference	Description	Decision	Decision Date
20211026	Application for determination as to whether prior approval is required for the proposed change of use and conversion of an agricultural building to 2no. 3 bedroom dwellings.	Prior Approval Is Required and Approved	07/10/2021

Proposal

This application seeks consent to approve and discharge condition 2 of approved planning application 20211026.

Condition 2 is as follows:

- No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to and approved in writing by the local planning authority according to the approved timescale.*

Reason: *To ensure that the development is carried out safely in the public interest and in accordance with Policy CS19 of Gravesham Core Strategy (2014).*

Consultations

GBC - Environmental Protection

This Service notes the findings of the Phase 1 Contamination Risk Assessment, ref: 12977, carried out by Ground and Environmental Services Limited on behalf of Bob Arnold, dated December 2022, which notably concludes that:

- The risks to human health, water resources, plants and buildings and services are considered to be low in the absence of any identifiable sources of ground contamination.
- No visual evidence of significant contamination was identified during the historical map search or site walkover.

Following careful consideration, this Service is satisfied condition 2 attached to planning reference: 20211026, has been met however we ask that the condition is retained until all construction work is completed on site.

Officer Analysis

Condition 2

The purpose of requiring condition 2 was *To ensure that the development is carried out safely in the public interest and in accordance with Policy CS19 of Gravesham Core Strategy (2014).*

The submitted Phase 1 Contamination Risk Assessment submitted with this application is considered to be sufficient to discharge Condition 2 and the Local Authority are satisfied with the findings and that Condition 2 has been met.

The comments received from GBC - Environmental Protection highlight that Condition 2 would remain relevant until construction is complete, however they are satisfied that the details submitted are sufficient.

As such, it must be highlighted that although the submission of the Phase 1 Contamination Risk Assessment and the initial findings are sufficient to discharge Condition 2, the condition does also refer to potential contamination found during the course of the development and therefore Condition 2 remains relevant until the development is complete.

However, in relation to the submission of the Phase 1 Contamination Risk Assessment, there are no objections to the details submitted with this application, and Condition 2 can be discharged.

Conclusion

No objections have been raised against the details submitted with this application.

Recommendation:

Discharge Condition 2.

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>

Dated:	7 th March 2023	Dated:	9 th March 2023